

Rozet Ranchettes Improvement & Service District

Regular Meeting

Minutes

Tuesday, January 9, 2018, 4:30 p.m., 400 South Gillette Avenue, Suite 106, Gillette, Wyoming

BOARD MEMBERS PRESENT: Tom Dietz, Troy Hipsag, Zeke Zebroski

OTHERS PRESENT: Helenanne Cathey

President Zeke Zebroski called the regular meeting to order at 4:39 p.m.

I. Minutes – Tom Dietz moved to approve the minutes as written for the last regular meeting on November 14, 2017. Zeke Zebroski seconded. Motion carried unanimously.

II. Treasurer’s Report – Troy Hipsag moved to accept the Treasurer’s report and pay bills as presented including the Powder River Energy bill that was received after the agenda was printed. Tom Dietz seconded. Motion carried unanimously.

Ending Bank Balance from Last Minutes:			\$28,292.32
Deposits (through 11/30/17):	\$909.00		
Quickbooks / Balance 11/30/17:	\$29,201.32	Bank:	\$26,201.32
Bills paid in December:			
AUTO Powder River Energy	Electricity 10/25-11/29/17		\$272.32
1474 Cathey Consulting	Inv. 4198 – Nov. books/postage		\$406.37
1475 Energy Laboratories	Inv. 123105 – Testing		\$130.00
1476 Gillette News-Record	Ad 00333874 – Director election		\$65.31
1477 Water Guy, LLC	2017-1244 – Nov. water oper.		\$563.50
TOTAL BILLS:			\$1,437.50
Deposits (through 12/31/17):	\$2,164.78		
Quickbooks Balance 12/31/17:	\$29,928.60	Bank:	\$30,492.10*
*Checks Outstanding:	Ck# 1477 – Water Guy \$563.50		
Adjusted Bank Balance:			\$29,928.60
Deposits (through 1/09/18):	\$1,385.00		
QuickBooks Balance Prior to Meeting:			\$31,313.60
Bills paid at Meeting:			
Ck#	Payee	Purpose	Amount
AUTO	Powder River Energy	Electricity 11/29/17 – 12/29/17	\$ 509.56
1478	Cathey Consulting	Inv. 4237 – Dec. books/postage	\$ 434.74
		Inv. 4206 – Certified letter	\$6.59
		Inv. 4248 – Certified letter	\$6.59
1479	Hawkins, Inc.	Inv. 4189076 – Chlorine	\$ 10.00
1480	Water Guy, LLC	Inv. 2017-1328 – Dec. water op./meters/repair	\$1,051.96
TOTAL BILLS:			\$2,006.26
Balance End of Meeting:			\$29,307.34

Receivables – Past due accounts were reviewed. A landowner contacted the District to request water turned on at 75 Gold Buckle Place. The water was shut off for nonpayment, but the landowner is trying to sell the house. The house is under contract, but they won’t move forward without testing the water system. The landowner does not have the money to pay the full past due balance. Zeke Zebroski moved to go ahead and allow the water to be turned on so that they can get an inspection and so the house can be sold. There is a lien against the property. The balance owed will have to be paid before the lien will be released. Water can always be shut off again if it is not paid. Troy Hipsag seconded. Motion carried unanimously.

III. Water System Update / Water Meter Readings – The water system information was available for review.

IV. Unfinished Business

- a. Road Issues
 - i. Ditch in front of 25 Gold Buckle Place – There was discussion on the issue.
- b. Election (Dietz, Hipsag) – March 20, 2018 – 4 year terms. Applications to be on the ballot are due between December 20th and January 9th. The first ad runs November 22nd.

V. New Business

- a. A landowner submitted an overall plan for a new house that is a pole barn design that is turned into a house (monolithic). The plans were discussed. The place will have inspections like any other house will have. Troy Hipsag moved to approve the style as long as it is in compliance with the rest of the covenants. Tom Dietz seconded. Motion carried unanimously.

Zeke Zebroski moved to adjourn the meeting. Tom Dietz seconded. The meeting adjourned at 5:09 p.m.

NOTES / REMINDERS:

Animal Control can be contacted by calling 686-5249 or call the Sheriff’s Office at 682-7271. A reminder that the covenants state the following:

Livestock and pets (dogs and cats) will be permitted, provided they are kept under control in an area that is adequately fenced and the premises are kept in a clean and sanitary condition.

Tom Dietz is the board member contact for road maintenance. He will handle contacting the County for blading and plowing the roads. Tom’s phone number is 687-7563.

Please be sure to spray or mow the weeds on your property. You can call Campbell County Weed and Pest at 682-4369 to find out more about sprays for specific weeds.

Please remember that any new construction needs to be approved by the Board.

The next regular meeting will be Tuesday, March 13, 2018, 4:30 p.m.

Meetings are held at the office of Cathey Consulting, 400 South Gillette Avenue, Suite 106, Gillette (City Hall Mall / K2 Technologies Building) – entrance is on 4th Street across from Arrow Printing.

Respectfully submitted,
Helenanne Cathey, Assistant to the Board

Zeke Zebroski, President Date

Thomas (Tom) Dietz, Vice President Date

Troy Hipsag, Secretary/Treasurer Date